



FISCAL YEARS

2001—2005

Accomplishment Report



DHCD MISSION

The Department of Housing and Community Development (DHCD) is to be a catalyst in neighborhood revitalization by strategically leveraging public funds with private and non-profit partners to:

- Preserve, rehabilitate and promote the development of housing
- Increase home ownership, and
- Support community and commercial initiatives that benefit low-to-moderate income residents.



ANTHONY A. WILLIAMS
MAYOR



Dear District Residents:

I am proud of the resurgence of our city and the critical role the Department of Housing and Community Development (DHCD) has played in contributing to the availability of affordable housing, as well as to community stabilization and neighborhood and economic revitalization.

DHCD has been instrumental in restoring stability to our neighborhoods and economic vitality to our communities. The agency is involved in numerous projects, especially east of the Anacostia River. For example, Wheeler Creek Townhouses has replaced the once notorious Valley Green public housing development, with affordable apartments, townhouses and single-family homes; and the former Frederick Douglass public housing development located at Stanton Road and Alabama Avenue, SE, has been demolished and replaced with affordable rental housing and homeownership opportunities. Ashford Courts, a component of the Camp Simms project, is a single-family development that will offer approximately 17 units of affordable housing. Other projects include Walter Washington Estates, along with its new community center and new senior residence; and Danbury Station located at Danbury and South Capitol Streets, SW, where DHCD was instrumental in negotiating the inclusion of 24 units set-aside as affordable housing.

There is renewed hope, vitality and vision throughout our city. DHCD is helping to lead the way by charting new courses for continued community and economic success.

Sincerely,

ANTHONY A. WILLIAMS
Mayor



Councilmember Sharon Ambrose

As Chairperson of the Committee on Economic Development, and the Ward 6 representative on the Council of the District of Columbia, I take great pride in the accomplishments of the D.C Department of Housing and Community Development (DHCD) in restoring stability and revitalization to our neighborhoods and communities.

I am proud of DHCD's demonstrated commitment to creating and implementing housing and economic development initiatives that support the growth trends now evident throughout the city, and for facilitating our collective desire to spread this economic growth into our underserved neighborhoods. The District is reclaiming its place of honor, not only as the capital of the Free World, but also as a city to live, work, and raise a family.

Sincerely,

SHARON AMBROSE
Chairperson, Committee on Economic Development
Councilmember, Ward 6



STANLEY JACKSON
DEPUTY MAYOR FOR PLANNING AND
ECONOMIC DEVELOPMENT

Dear Residents:

The Department of Housing and Community Development (DHCD) has consistently demonstrated its commitment to their mission to preserve, rehabilitate, and promote the development of housing; increase homeownership; and support community and commercial initiatives that benefit our low-to-moderate income residents. The Department has persevered with due diligence to bring its projects, goals, and initiatives to fruition to benefit our under-served neighborhoods and communities. Vibrant, diverse neighborhoods are engines for economic development. They create and reinforce a cycle of expanding economic growth and opportunity for the residents of the District of Columbia.

I am proud of the accomplishments of DHCD in providing affordable housing for our low-to-moderate income residents, especially for those communities east of the Anacostia River. Developers are beginning to realize the untapped development potential of East Washington. The Camp Simms site will soon be alive with the new community of Asheford Court, along with a brand new Giant Food and other retail amenities to help complement Henson Ridge, another new housing community in East Washington. However, these accomplishments would be almost insurmountable without the hard work and dedication of DHCD and its employees.

District residents will benefit from the economic expansions that follow, including enhanced opportunities for homeownership, employment, job training and entrepreneurship, in addition to continued economic growth and revitalization in our neighborhoods, communities, and commercial corridors.

Sincerely,

STANLEY JACKSON
Deputy Mayor for Planning and Economic Development





JALAL GREENE
DIRECTOR

Dear Residents:

The Department of Housing and Community Development (DHCD) is working hard to revitalize the District of Columbia while preserving and rehabilitating our communities. We are pleased to present our accomplishments during Fiscal Years 2001-2005. This Accomplishment

Report provides information on the Department's goals, programs, projects, and other initiatives. It provides a detailed account of the time and energy that DHCD employees have invested in addressing the needs of District of Columbia residents with regard to affordable housing, homeownership opportunities, preventing homelessness, special needs housing, community development, and public services.

One of DHCD's major objectives is to implement housing and economic development initiatives that will continue to support economic growth and address the affordable housing needs of our residents. Washington, D.C., is a city of great cultural, racial, and economic diversity. DHCD is committed to preserving and perpetuating that diversity while ensuring that the District's low-to-moderate income residents are provided affordable housing, employment, and business opportunities.

This is a task we take very seriously – and we cannot do it alone. We will continue to work with non-profit and for-profit developers; community-based organizations; the faith-based community; District agencies; and others as we continue to preserve affordable housing, promote homeownership opportunities, and support neighborhood revitalization. The Department remains committed to serving as a catalyst for the development of our communities.

Sincerely,

JALAL GREENE
Director

TABLE OF CONTENTS

INTRODUCTION	1
DHCD Executive Staff	2
OVERVIEW OF ACCOMPLISHMENTS	3
HOME OWNERSHIP PROGRAM ACCOMPLISHMENTS	7
<i>Homebuyer Programs</i>	
Home Purchase Assistance Program (HPAP)	8
Employer Assisted Housing Program (EAHP)	9
Tenant Purchase Programs	9
Homestead	10
<i>Home Rehabilitation Programs</i>	
Single Family Residential Rehabilitation Program	11
Handicapped Accessibility Improvement Program	12
Lead Safe Washington	12
How to Apply	13
AFFORDABLE HOUSING ACCOMPLISHMENTS	15
FY 2001 Funded Projects	18
FY 2002 Funded Projects	20
FY 2003 Funded Projects	22
FY 2004 Funded Projects	24
FY 2005 Funded Projects	26
ACCOMPLISHMENTS IN COMMUNITY DEVELOPMENT	29
<i>Community Support Services</i>	
Comprehensive Housing Counseling	30
Commercial Corridor and Small Business Development	32
Operating Grants for Community Housing Development Organizations	34
Storefront Façade	34
Affordable Housing Preservation	36
Other Community Development Efforts	37
Targeted Investment Areas	38

Neighborhood Revitalization Strategy Areas

Georgia Avenue 39

Carver Terrace/Langston Terrace/Ivy City/Trinidad 40

FY 2001 - FY 2005 Funded Community Facilities 42

EQUAL OPPORTUNITY AND FAIR HOUSING 49

NEW INITIATIVES 53

American Dream Downpayment Initiative 54

Site Acquisition Funding Initiative 54

Anacostia Gateway 54

FINANCIALS 55

GENERAL DHCD INFORMATION 59

Organization of DHCD and its Divisions 60

To Our Partners 63

DHCD Staff 64

INTRODUCTION

The D.C. Department of Housing and Community Development (DHCD) is pleased to present this report on its accomplishments for Fiscal Years 2001 through 2005. The Accomplishment Report highlights DHCD's accomplishments in providing housing and community development opportunities to the residents of the District of Columbia.

Businesses and merchants are clamoring for space in the District; and new housing is springing up all over the city. The District of Columbia is further solidifying its status as a premier city in which to live, work, and raise a family.

All of the accolades on the District's rebirth are welcome; but it is the responsibility of the public sector to see that all residents reap the benefits of this rebirth. The Department has worked diligently to create and retain affordable housing opportunities for our low- to moderate- income residents during a time that our city is experiencing unprecedented economic revitalization.

The Department has collaborated with non-profit and for-profit developers to ensure that affordable housing opportunities remain available for those residents unable to meet the current cost demands of the real estate market. The Department offers programs that help first-time homebuyers purchase a home and that help current homeowners with home repairs. In addition, the Department provides funding for housing counseling services to assist residents in moving toward home ownership and self-sufficiency. The Department also funds commercial and economic development initiatives that help revitalize our communities.

DHCD is proud of its accomplishments in the preservation and promotion of affordable housing for low- to moderate-income District residents. We will continue to work creatively and passionately to ensure that we further our mission of promoting the development of affordable housing, increasing homeownership and supporting community activities that will invigorate our neighborhoods.



DHCD Executive Staff



Jalal Greene
Director



Robert Trent
Chief of Staff



Victor Selman
Chief Operating Officer



Vanessa Akins
Deputy Director for
Strategy and
Communications



Robert Mulderig
Deputy Director for
Residential and
Community Services